

Auburn Gresham Invest South/West

W 79th St. & S. Green St.
W 79th St. & S. Halsted St.

Developed by:  + 

Department of Housing Preliminary Design Submission
October 27th, 2021



Project Information:

Site 1:

Total Area: 39,610 sf

Level 01: 9,932 sf
Level 02: 14,839 sf
Level 03: 14,839 sf

Building Height: 46 ft

Number of Stories: 3 stories

Occupancy Class: Mercantile, Business, and Residential

Total Unit Count: 26 Units

1 Beds: 6
2 Beds: 16
3 Beds: 4

Site 2:

Total Area: 39,666 sf

Level 01: 7,745 sf
Level 02: 10,045 sf
Level 03: 10,045 sf
Level 04: 10,045 sf
Level 05: 1,786 sf

Building Height: 60 ft

Number of Stories: 5

Occupancy Class: Mercantile & Residential

Total Unit Count: 27 Units

1 Beds: 9
2 Beds: 12
3 Beds: 6

Sheet Index:

- | | | |
|--|--|--|
| 01 Cover Sheet | 17 Site 1 - Typical Floor Plan | 33 Site 2 - Typical 3-Bed Unit Plans |
| 02 Site Context - Overall Site Map | 18 Site 1 - Typical 1-Bed Unit Plan | 34 Site 2 - Building Elevations |
| 03 Site Context - Context Images | 19 Site 1 - Typical 2-Bed Unit Plan | 35 Site 2 - Building Elevations |
| 04 Site Context - Context Images | 20 Site 1 - Typical 3-Bed Unit Plan | 36 Site 2 - Project Assessment Matrix |
| 05 Site Context - Public Transportation | 21 Site 1 - Building Elevations | |
| 06 Site Context - Zoning | 22 Site 1 - Building Elevations | |
| 07 Site Context - Adjacent Uses | 23 Site 1 - Project Assessment Matrix | |
| 08 Context - Previous Massing | 24 Site 2 - Cover Page | |
| 09 Context - Proposed Massing | 25 Site 2 - Rendering | |
| 10 Project Narrative | 26 Site 2 - Rendering | |
| 11 Site 1 - Cover Page | 27 Site 2 - Site Plan | |
| 12 Site 1 - Rendering | 28 Site 2 - Landscape & Ground Plan | |
| 13 Site 1 - Rendering | 29 Site 2 - Typical Floor Plan | |
| 14 Site 1 - Site Plan | 30 Site 2 - Roof Plan | |
| 15 Site 1 - Landscape Plan | 31 Site 2 - Typical 1-Bed Unit Plans | |
| 16 Site 1 - Ground Floor Plan | 32 Site 2 - Typical 2-Bed Unit Plans | |

Site Context

Overall Site Map





Site 1 - South-East Corner



Site 1 - South-West Corner



In-Construction Healthy Lifestyle Hub



Senior Living Facility - 79th & Carpenter



Single Family Residential - Morgan Street



Flat Style Apartments - Green Street



Site 2 - North-West Corner



Site 2 - North-East Corner



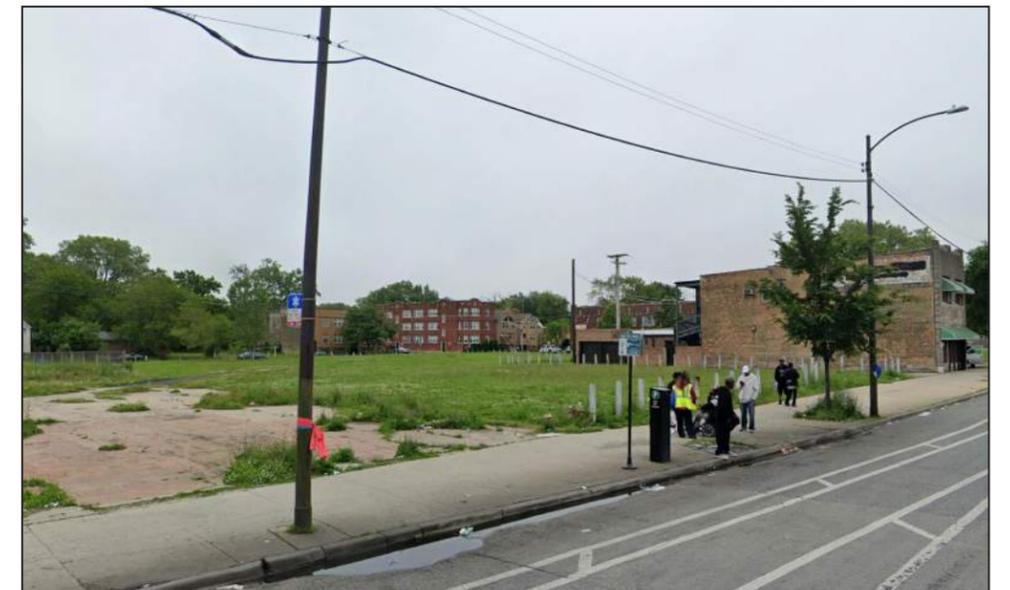
Retail East of Site 2 - 79th Street



Retail North of Site 2 - 79th Street



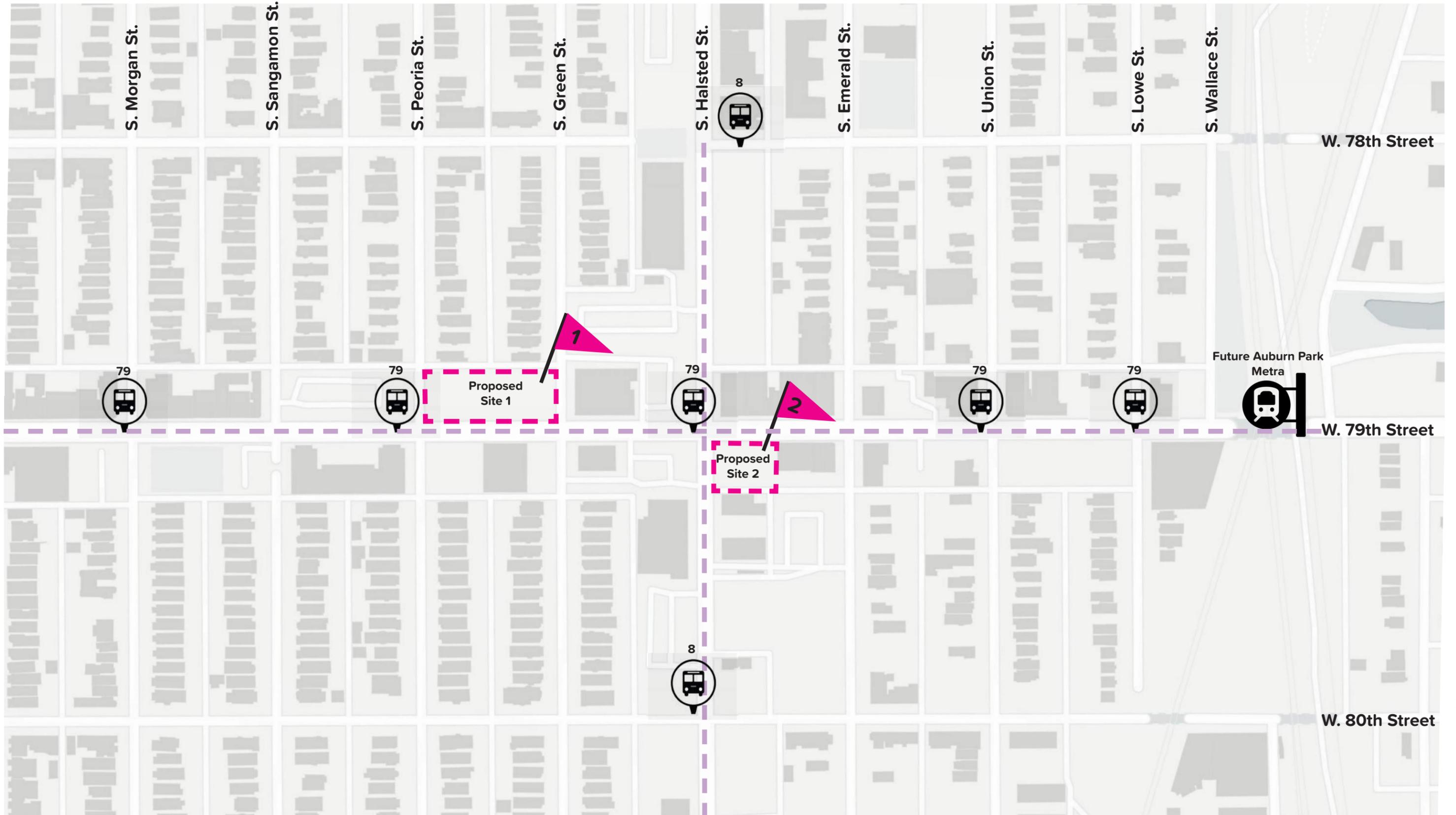
Retail West of Site 2 - South Halsted



Empty Lots - S. Halsted Street

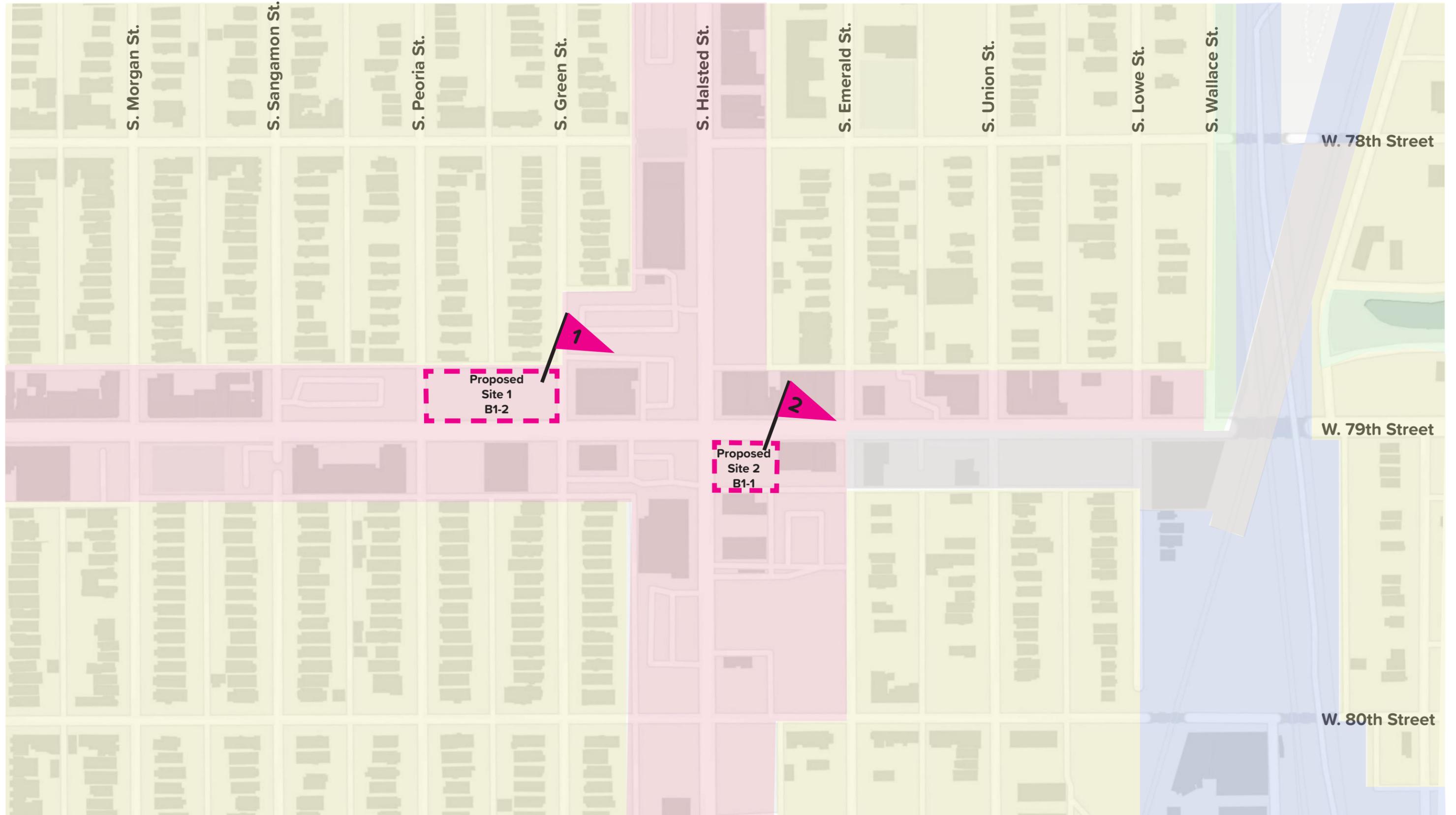
Site Context

Public Transportation



Site Context

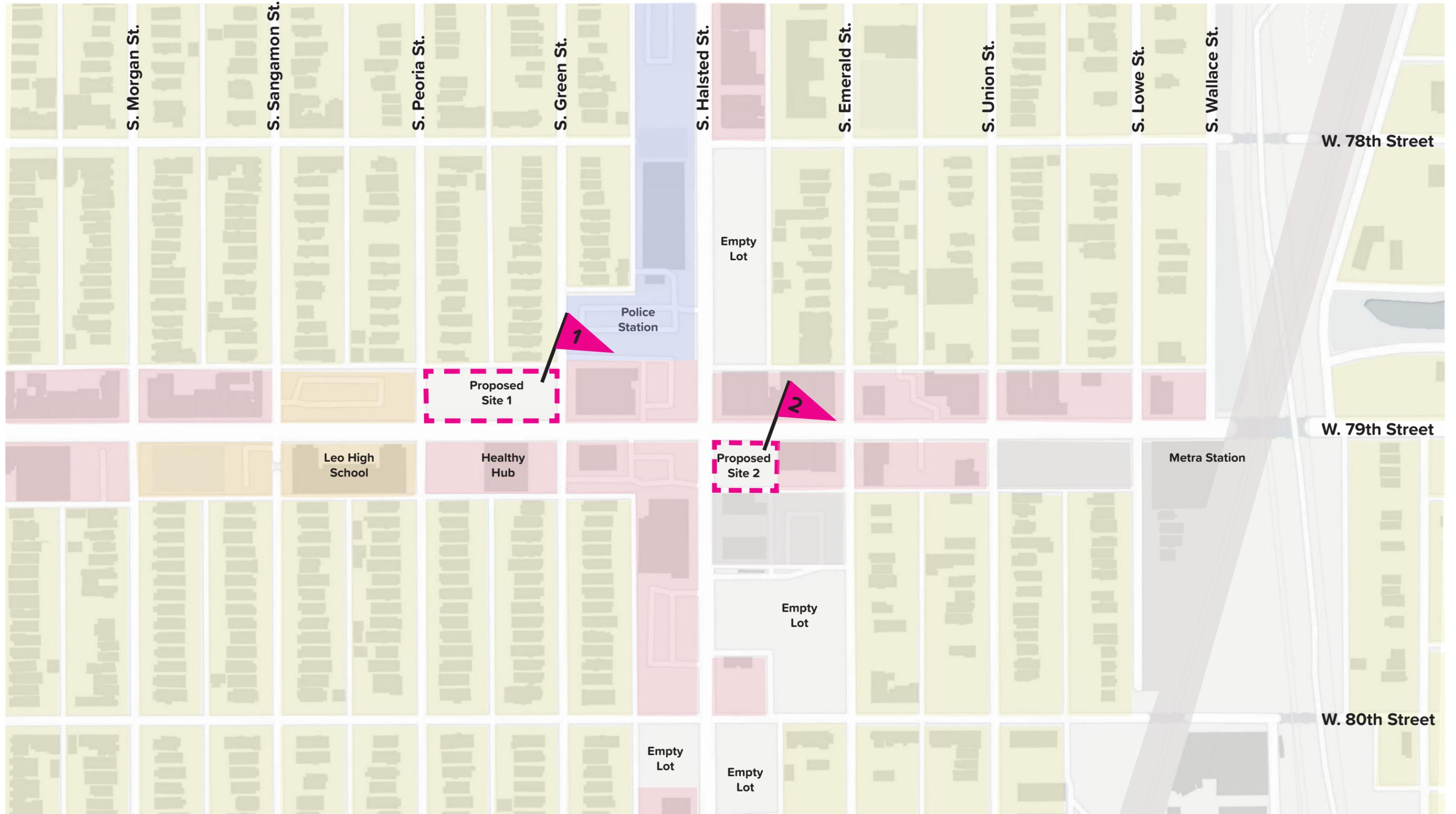
Zoning



Site Context

Adjacent Uses

- Residential
- Business
- Transportation
- School
- Police Dept





Previous Massing

The previous massing consisted of 64 units compiled onto one site. This proved to be too dense for the community so the design was revised and the total units were split amongst two separate sites along the 79th Street corridor.



Proposed Massings
Now sitting on two different sites along the 79th street corridor the current design speaks more clearly to the community's reactions to density while also providing sufficient residential units and retail space for local businesses.

The new Auburn Gardens project is the culmination of a community-driven process facilitated through the City of Chicago's Invest South/West initiative. Situated along the 79th Street corridor in the Auburn Gresham neighborhood, the project consists of the simultaneous development of two separate sites: At 834-858 West 79th Street, between South Peoria Street and South Green Street, a 3-story mixed use building with 26 affordable dwelling units and 6,276 square feet of retail space will be located in conjunction with an outdoor public plaza, community room, and a semi-private pocket park and play area. At 757 West 79th Street, the southeast corner of 79th and Halsted Street, a 5-story mixed use building with 27 affordable dwelling units and 5,400 square feet of commercial space is being proposed. Each site will consist of a mix of 1, 2 and 3-bedroom dwelling units. 26 residential parking spaces will be provided at the 834-858 site, 14 spaces will be provided at the 757 site.

Both projects will consist of a structural steel superstructure with composite steel floor decks. Interior partitions will be constructed from light gauge steel studs, gypsum board and sound attenuating batt insulation for acoustical privacy. Exterior walls will be comprised of cold-formed steel studs, with glass-mat gypsum sheathing, continuous air barrier, and continuous rigid insulation. Masonry veneer is proposed for the 834-858 site; fiber-cement panels are proposed for the 757 site. Exterior glazed assemblies will consist of insulated glazing units with operable units at all dwelling units. Each flat roof will be covered with a TPO membrane; an accessible exterior roof top deck with sunshade is a prominent feature on the 757 site.

Two elevators are proposed for each site, a trash chute located in an accessible trash room is provided on each residential floor. Each building will be fully sprinklered and have a fire alarm system. Common laundry and storage rooms are also provided. Residential management offices and support space will be located at the first floor of the 834-858 site.

The project is targeting Enterprise Green Communities certification to satisfy the City's sustainable development policy requirements.

Site 1:
838 W. 79th Street

Site 1

Rendering (79th + Green looking west)



Site 1

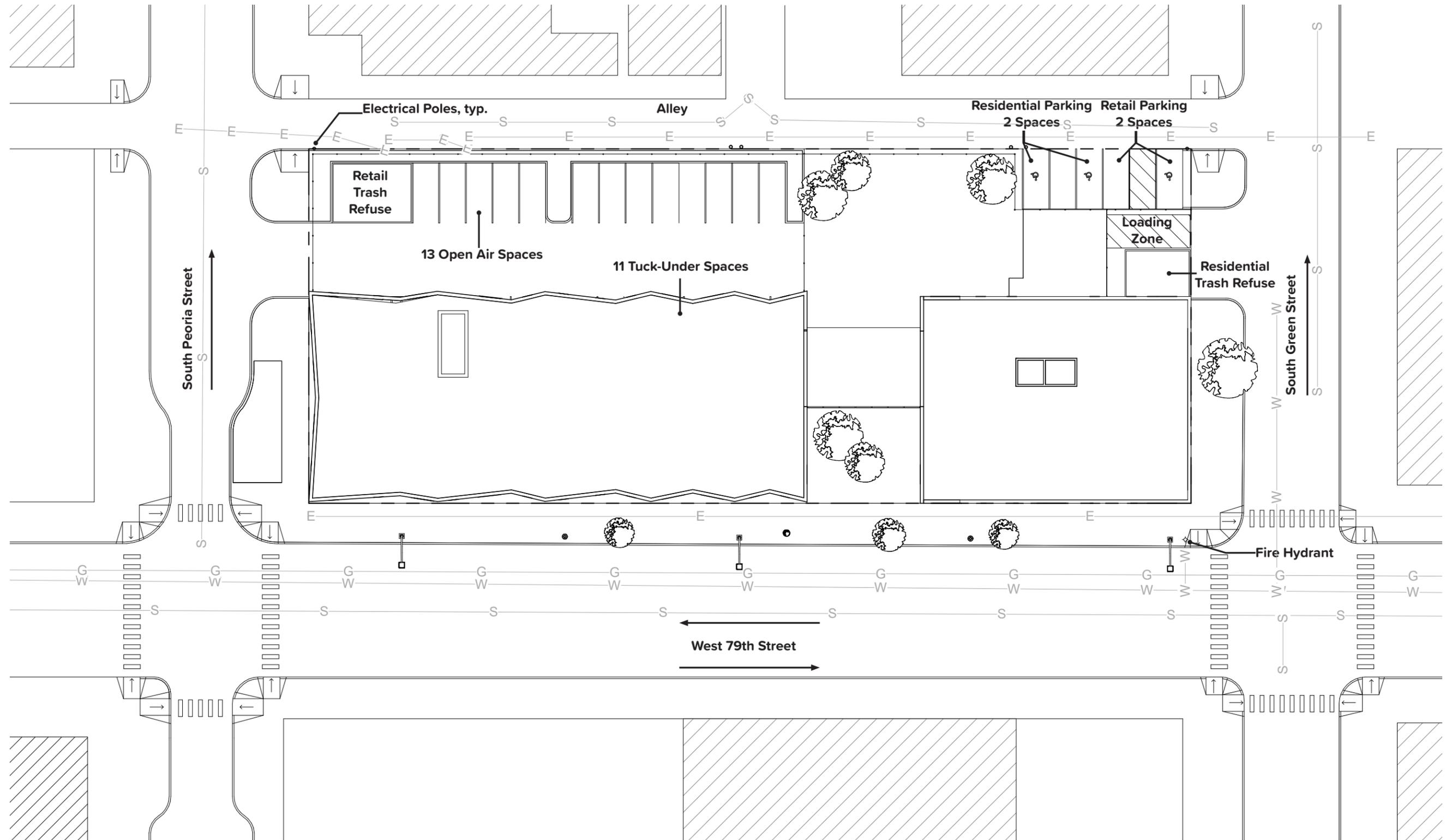
Rendering (79th + Public Plaza)



Site 1

Site Plan

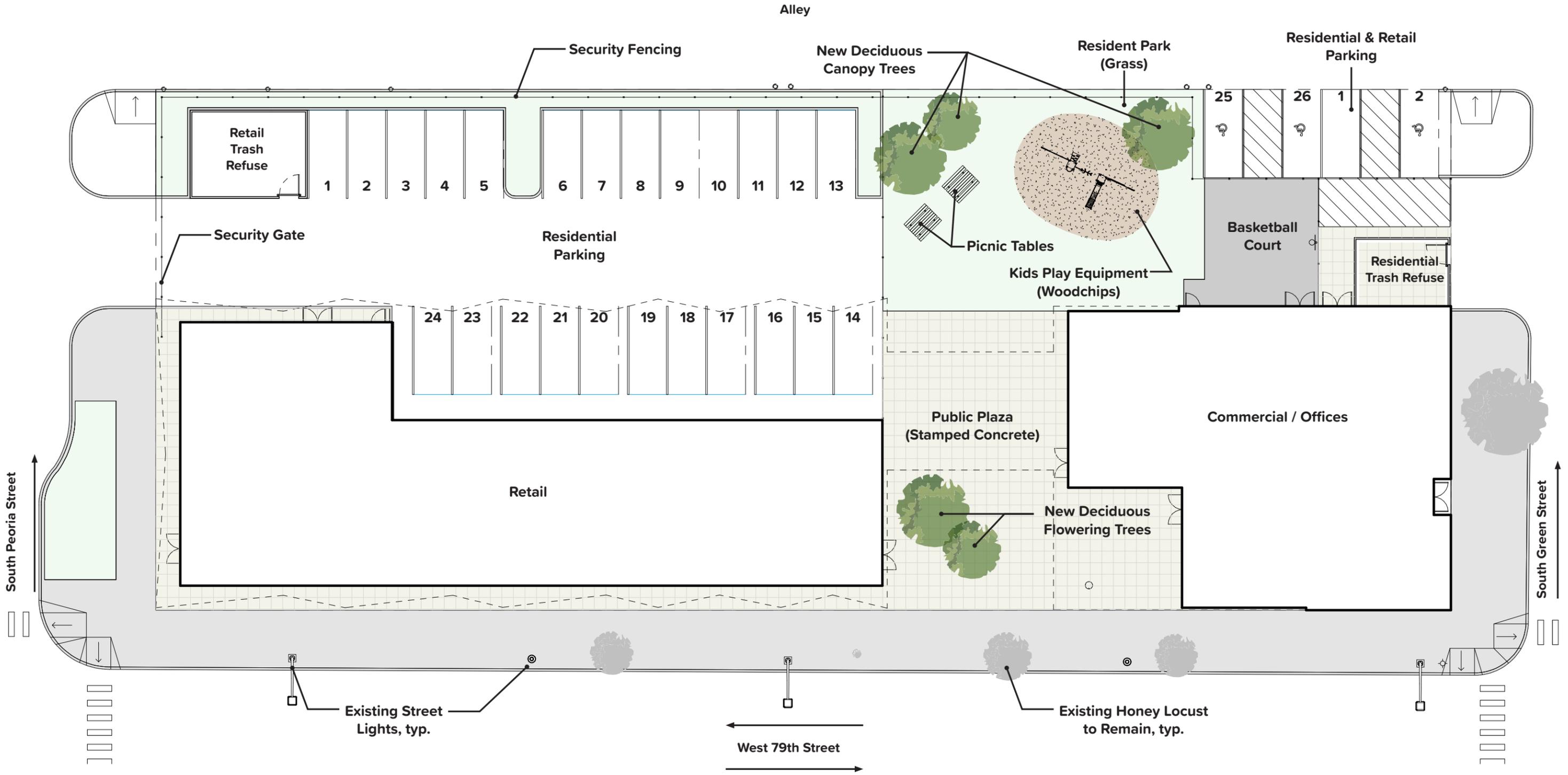
Parking:	
Residential:	26 Required 26 Provided
Retail:	0 Required 2 Provided



1 SITE PLAN
1" = 30'-0"

Site 1

Landscape Plan

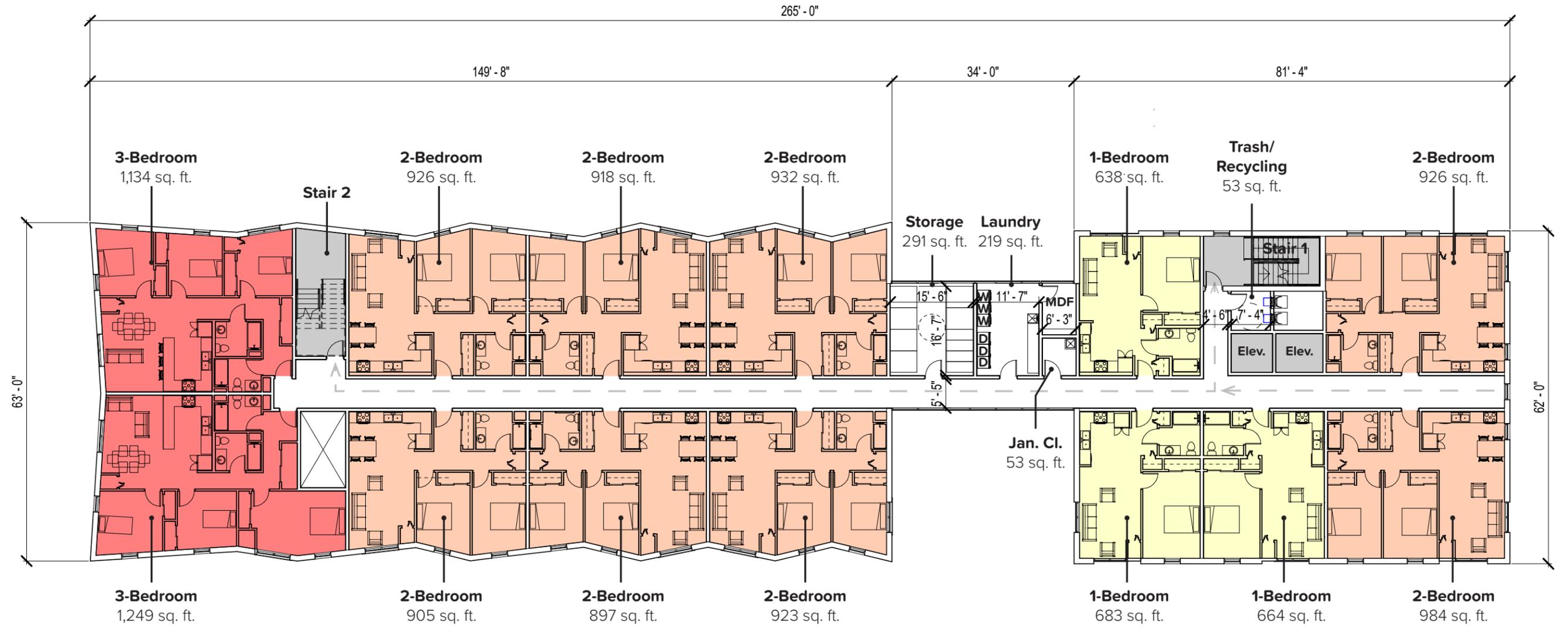


1 LANDSCAPE PLAN
1" = 20'-0"

N
15

Site 1

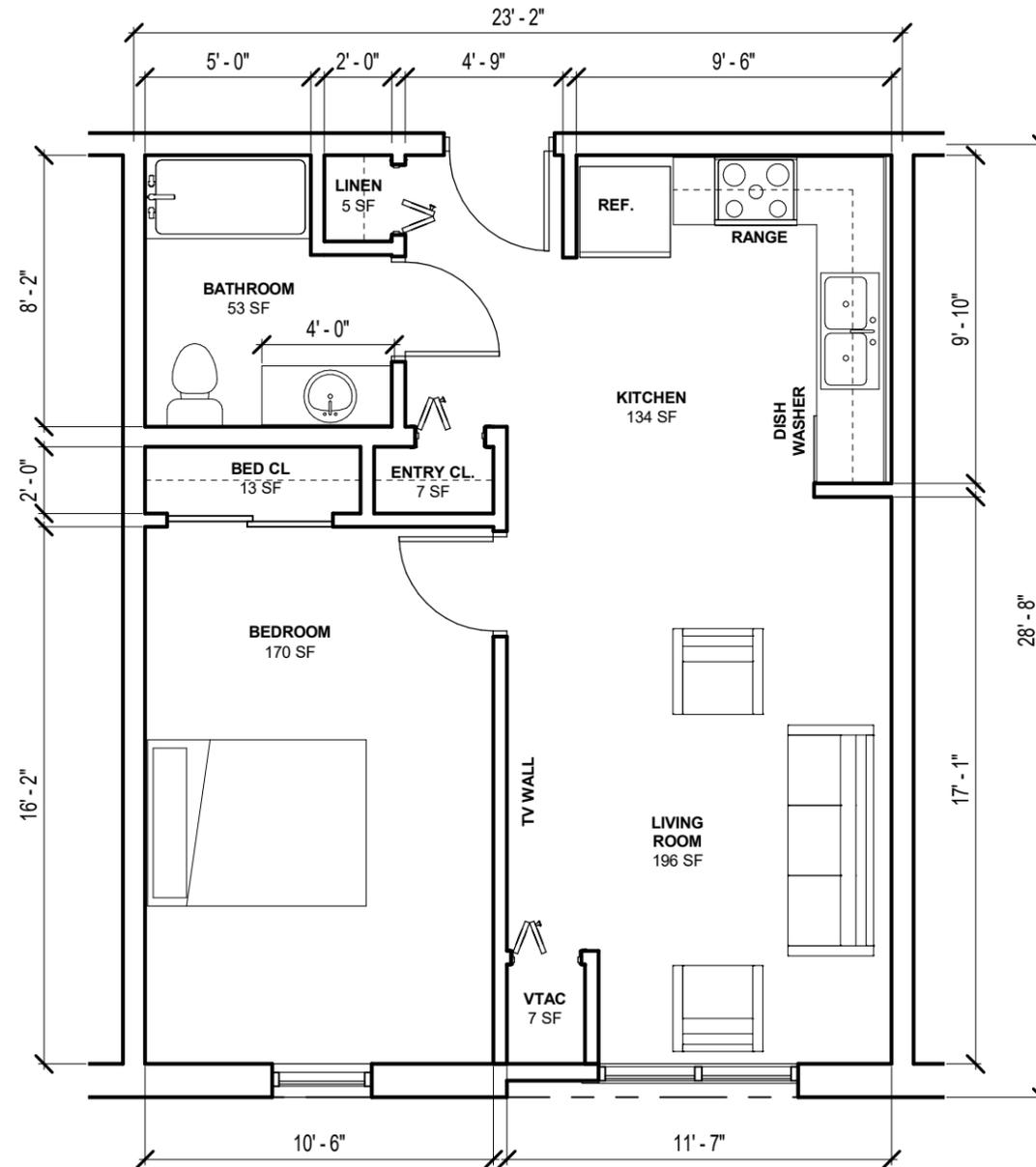
Typical Floor Plan



1 TYPICAL FLOOR PLAN
1" = 20'-0"

Unit Type	Count
1 Bed	6
2 Bed	16
3 Bed	4
Total	26 Units

1 BED 2 BED 3 BED VERT. CIRCULATION



1 - Bedroom Unit
 Type A
 638 - 683 sq. ft.

Kitchen Calculations:

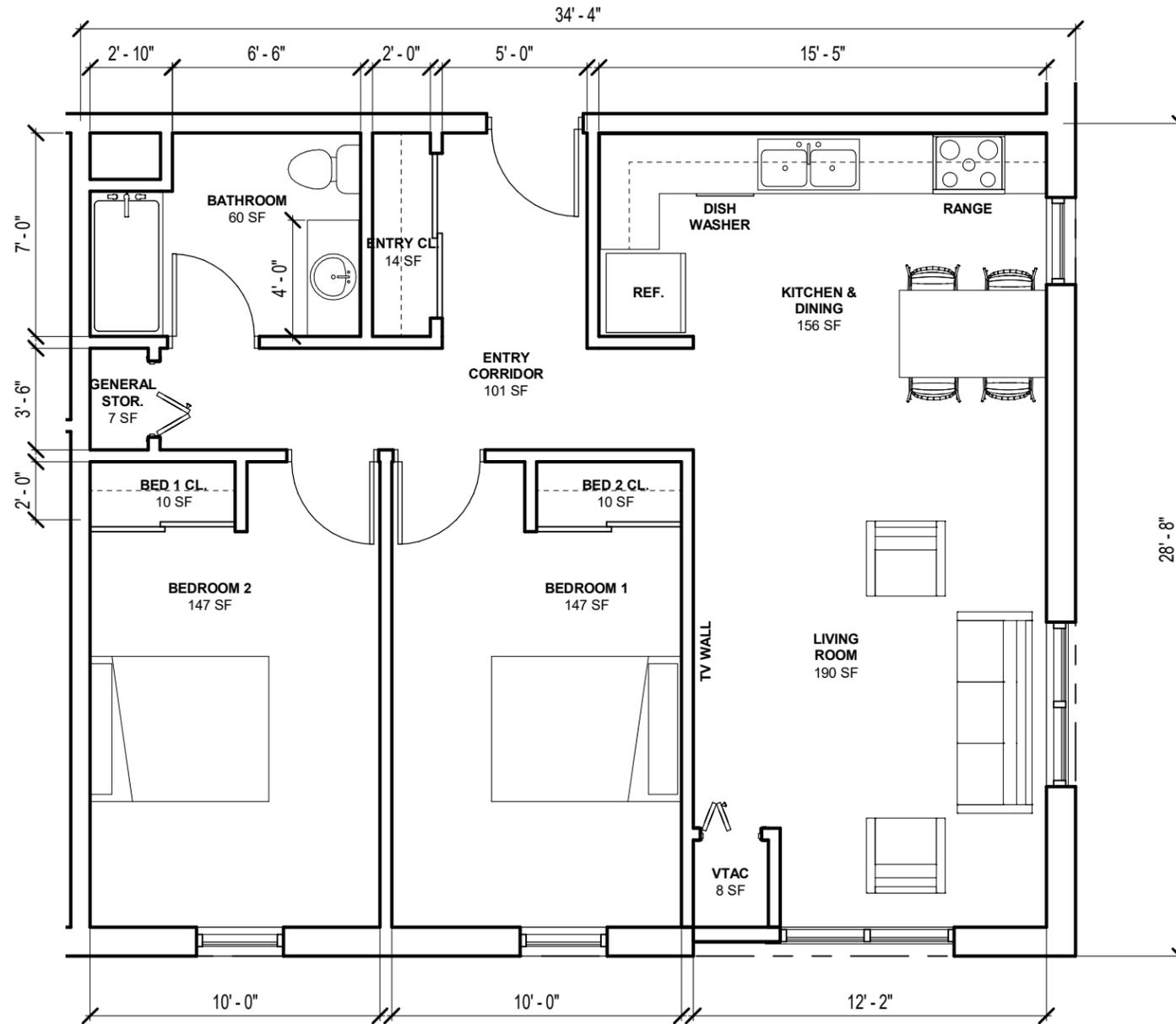
Upper Cabinet Linear ft: 14'-1"
 Base Cabinet Linear ft: 7'-6"
 Counter Linear ft: 6'-0"

Flooring: LVT Flooring
 (6mm min.)

Bathroom Calculations:

Base Cabinet Linear ft: 4'-0"

Flooring: LVT Flooring
 (6mm min.)



2 - Bedroom Unit
 Type A
 897-984 sq. ft.

Kitchen Calculations:

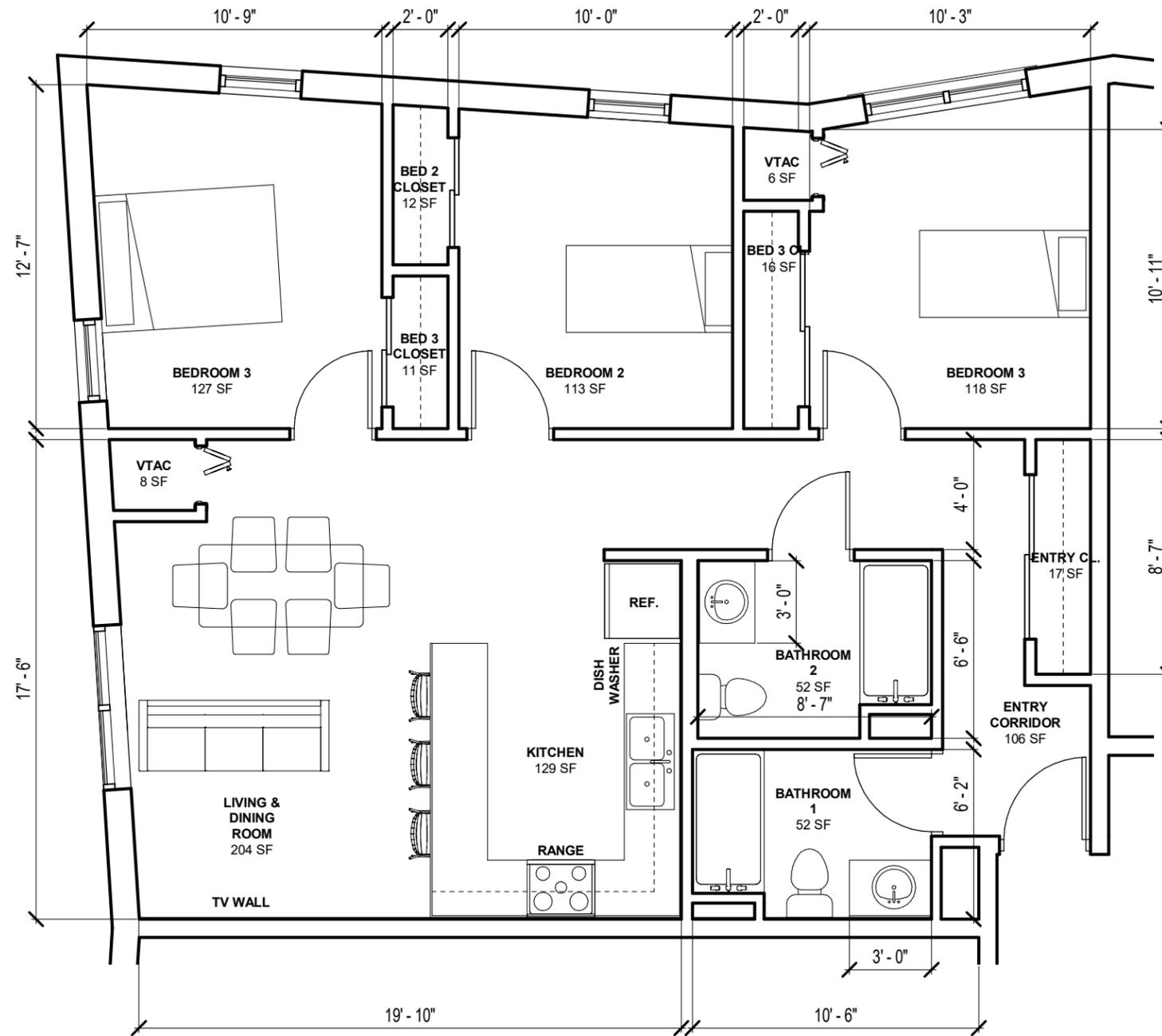
Upper Cabinet Linear ft: 17' - 4"
 Base Cabinet Linear ft: 10' - 7"
 Counter Linear ft: 9' - 3"

Flooring: LVT Flooring
 (6mm min.)

Bathroom Calculations:

Base Cabinet Linear ft: 4' - 0"
 (Serves as Linen Storage)

Flooring: LVT Flooring
 (6mm min.)



3 - Bedroom Unit

Type A

1,134 - 1,249 sq. ft.

Kitchen Calculations:

Upper Cabinet Linear ft: 17'-1"
 Base Cabinet Linear ft: 15'-8"
 Counter Linear ft: 14'-8"

Flooring: LVT Flooring
 (6mm min.)

Bathroom Calculations:

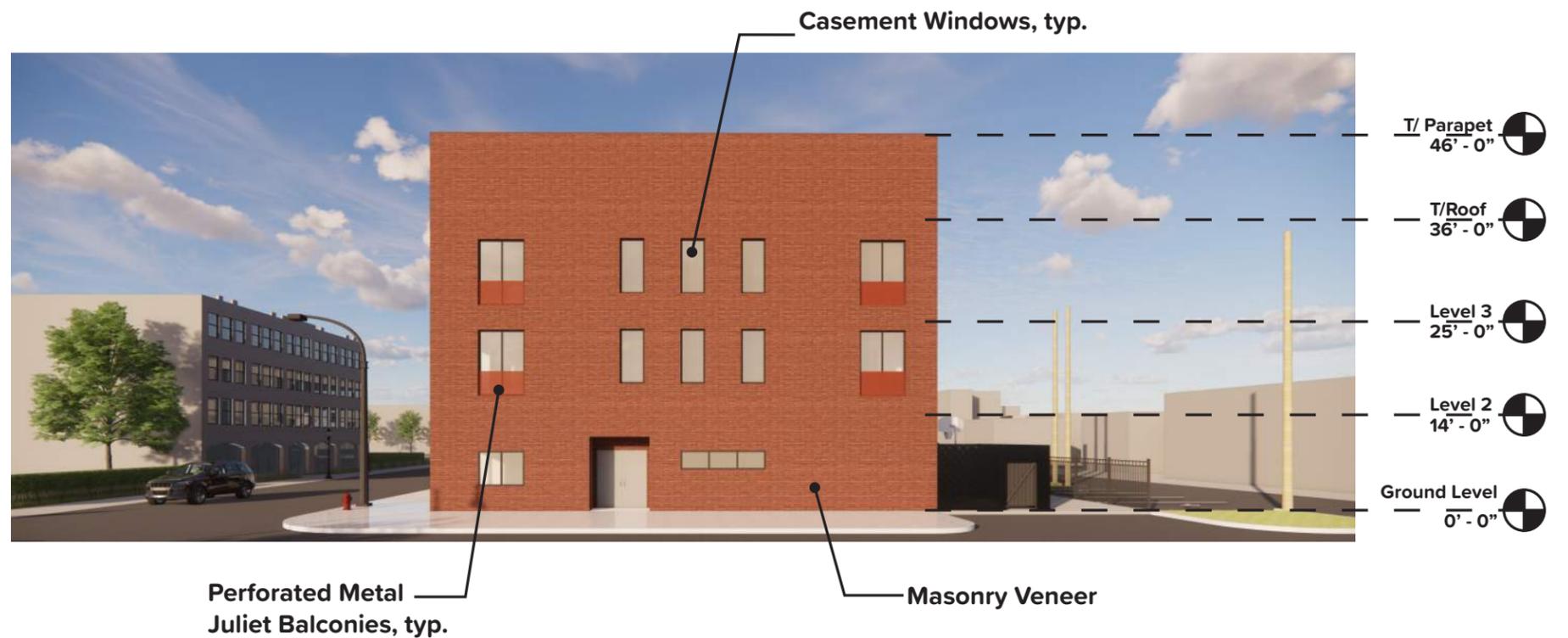
Bathroom 1:
 Base Cabinet Linear ft: 3'-0"
 (Serves as Linen Storage)

Bathroom 2:
 Base Cabinet Linear ft: 3'-0"

Flooring: LVT Flooring
 (6mm min.)

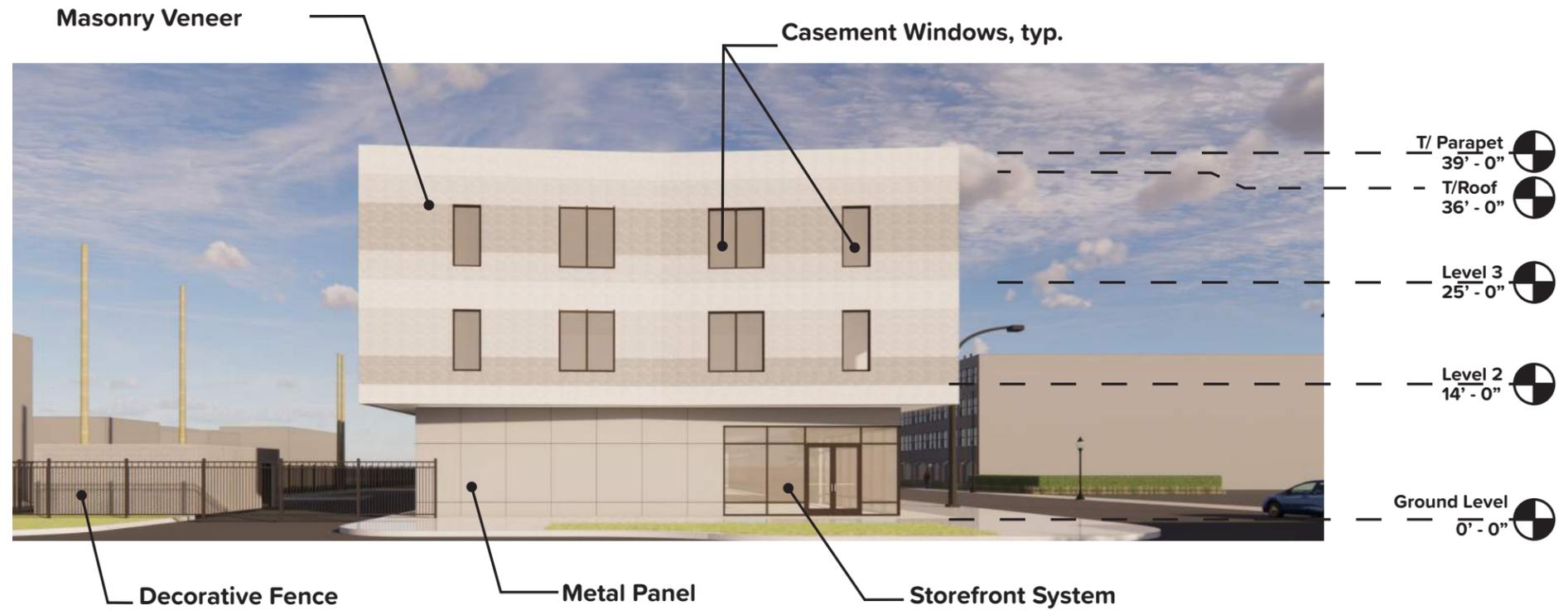
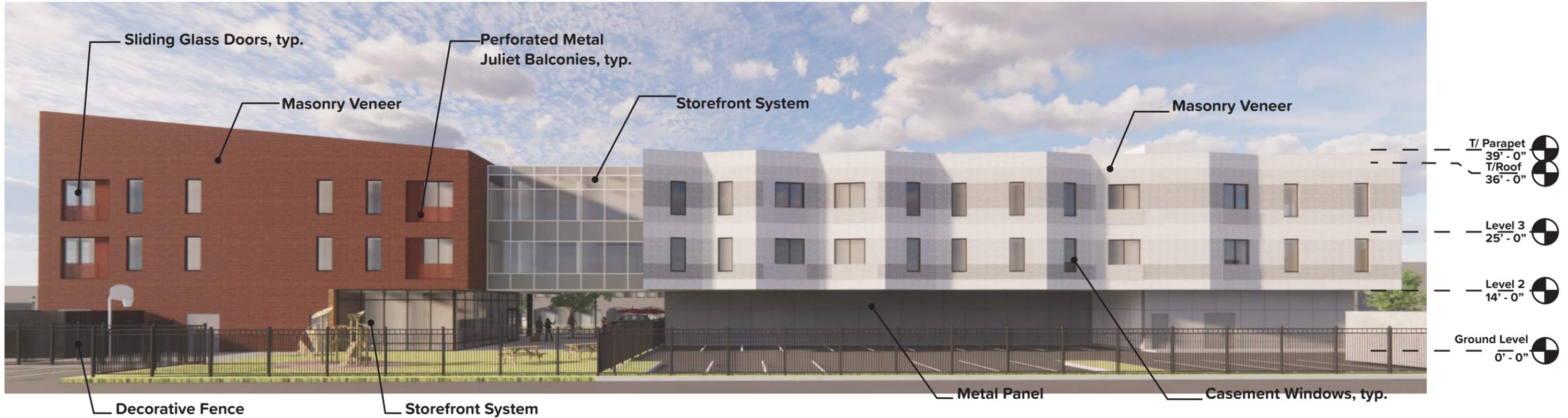
Site 1

Building Elevations



Site 1

Building Elevations



6.0 Multi-Family New Construction							
	SRO	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
6.1 RESIDENTIAL BUILDINGS AND UNIT REQUIREMENTS							
Required SF	350	420	600	875	1100	1250	
Total Units	N/A	N/A	6	16	4	N/A	
Number of Plan Types	N/A	N/A	2	3	2	N/A	
Smallest Unit Size	N/A	N/A	638	897	1,134	N/A	
Largest Unit Size	N/A	N/A	683	984	1,249	N/A	
<i>Justify any requirements not met</i>	All requirements are met. Refer to floor plans for unit locations and squarefootages.						
6.2 LIVING ROOM (Min. largest wall dimension 11'-6")							
Actual Provided	-	-	15'-8"	15'-2"	17'-5"		
<i>Justify any requirements not met</i>	All requirements are met. Refer to unit plans for dimensions.						
6.3 ENTRY CLOSET							
Required LF	N/A	2.5 LF	3 LF	3 LF	4 LF	4 LF	
Actual Provided LF	N/A	N/A	3'-7"	7'-0"	8'-6"	N/A	
<i>Justify any requirements not met</i>	All requirements are met. Refer to enlarged plans for dimensions.						
6.4 GENERAL STORAGE							
Required SF	5 SF	6 SF	10 SF	25 SF	30 SF	33 SF	
Actual Provided LF	N/A	N/A	10 SF	27 SF	30 SF	N/A	
<i>Justify any requirements not met</i>	All requirements are met. Refer to unit plans for squarefootages.						
6.5 KITCHEN/ DINING AREA							
Eat in Kitchen	N/A	N/A	Yes	Yes	No	N/A	
Separate Dining Room from Kitchen	N/A	N/A	No	No	Yes	N/A	
Island or Peninsula in Kitchen	N/A	N/A	No	Yes	Yes	N/A	
Upper Cabinet Linear Feet							
Required LF	2 LF	3 LF	4 LF	5 LF	6 LF	6 LF	
Actual Provided LF	-	-	14'-1" LF	17'-4" LF	17'-1" LF	-	
Base Cabinet Linear Feet							
Required LF	3 LF	4 LF	5 LF	6 LF	7 LF	7 LF	
Actual Provided LF	-	-	7'-6" LF	10'-7" LF	15'-8" LF	-	
Countertop Linear Feet							
Required LF	3 LF	4 LF	6 LF	7 LF	7 LF	8 LF	
Actual Provided LF	-	-	6'-0" LF	9'-3"	14'-8"	-	
<i>Justify any requirements not met</i>	All requirements met. Refer to unit plans and interior elevations for dimensions, casework types, and appliance types.						

6.6 BATHROOMS							
Minimum Required	1	1	1	1 to 1.5	1.75 to 2	2	
Actual Provided	1	1	2				
<i>Justify any requirements not met</i>	All requirements met. Refer to unit plans and interior elevations for plumbing fixture type, dimensions, casework types, and bathroom accessory locations.						
6.7 BEDROOMS							
Primary Bedroom							
Least Dimension LF	N/A	N/A	10'-5"	10'-0"	10'-0"	-	
No. of units w/ least dimension	N/A	N/A	2	14	2	-	
Least Square footage	N/A	N/A	151	120	127	-	
No. of units w/ least square footage	N/A	N/A	2	4	2	-	
Second Bedroom							
Least Dimension LF	N/A	N/A	-	10'-0"	10'-0"	-	
No. of units w/ least dimension	N/A	N/A	-	16	2	-	
Least Square footage	N/A	N/A	-	120	117	-	
No. of units w/ least square footage	N/A	N/A	-	4	2	-	
Third Bedroom							
Least Dimension LF	N/A	N/A	-	-	10'-0"	-	
No. of units w/ least dimension	N/A	N/A	-	-	2	-	
Least Square footage	N/A	N/A	-	-	113	-	
No. of units w/ least square footage	N/A	N/A	-	-	2	-	
Fourth Bedroom							
Least Dimension LF	N/A	N/A	-	-	-	-	
No. of units w/ least dimension	N/A	N/A	-	-	-	-	
Least Square footage	N/A	N/A	-	-	-	-	
No. of units w/ least square footage	N/A	N/A	-	-	-	-	
<i>Justify any requirements not met</i>	All requirements met. Refer to unit plans for dimensions and squarefootages.						
6.10 REFUSE AND RECYCLING							
Interior or Exterior Location	Interior						
If Interior, is a chute provided?	Yes						
6.11 LAUNDRY FACILITIES							
in unit laundry	No						
	Number of Washers	Number of Dryers					
on site	3	3					
<i>Justify any requirements not met</i>	Total of 3 washers and 3 dryers provided (all washers and dryers are located on level 2).						
6.12 ELEVATORS							
Number of Passenger Elevators	1						
Number of Freight elevators	1						
<i>Justify any requirements not met</i>	All requirements met. Refer to floor plans for elevator locations.						
9.0 ACCESSIBILITY							
	Required	Actual					
No of Type A Units	24	24					
No of Type B Units	0	0					
No of Sec. 504/Type A Accessible Units	2	2					
Per 1101.2.2 of the Chicago Building Code: The Commissioner of the Mayor's Office for People with Disabilities and the Commissioner of Housing may jointly promulgate rules for housing that is owned or financed by a governmental unit. Such rules may require a greater degree of access and usability for individuals with disabilities than is provided for in [Chapter 11 Accessibility].							

Site 2:
757 W. 79th Street

Site 2

Rendering (79th + Halsted looking south)



Site 2

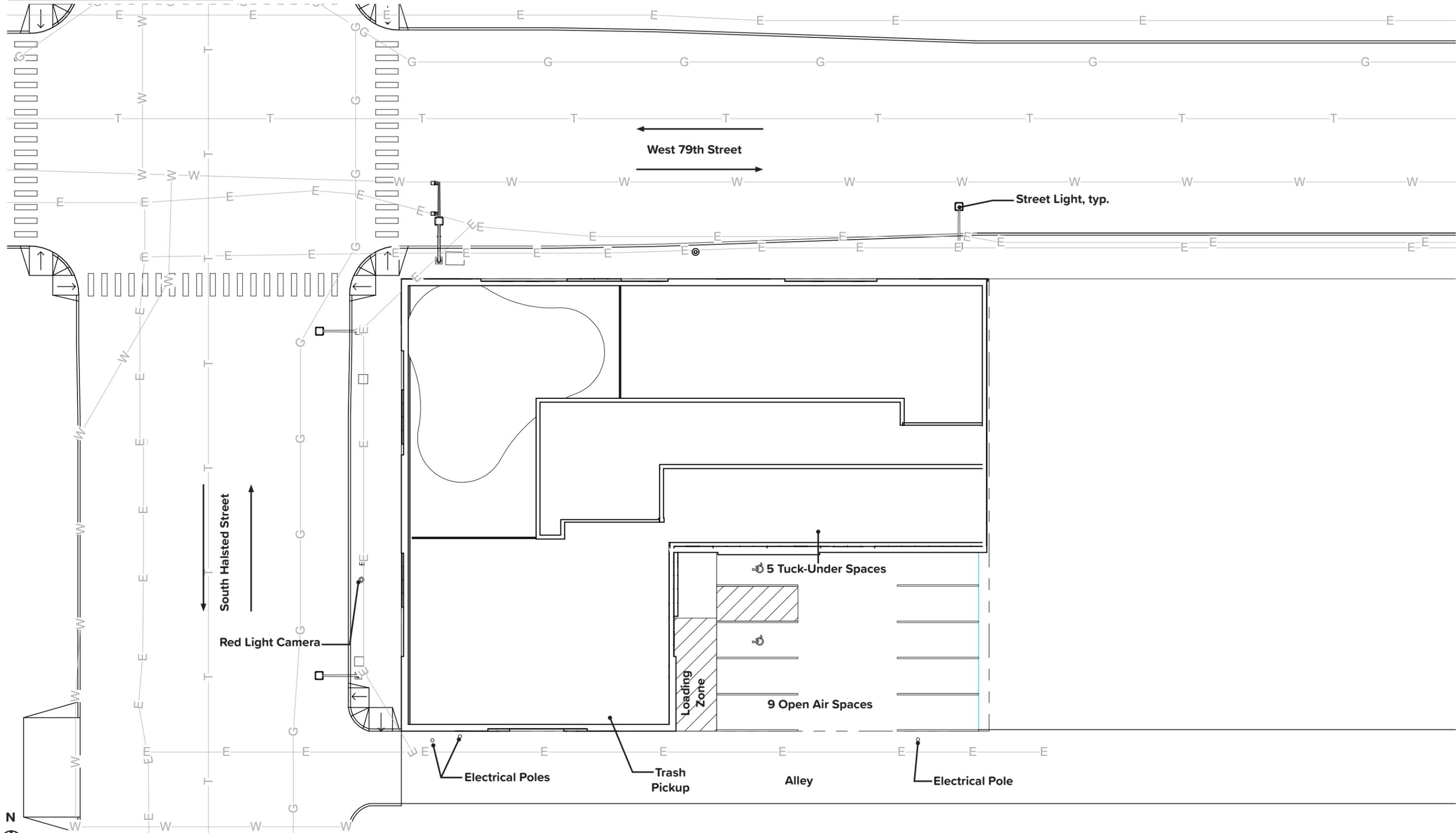
Rendering (79th near Halsted looking west)



Parking:
 Residential: 14 Required
 14 Provided

Site 2

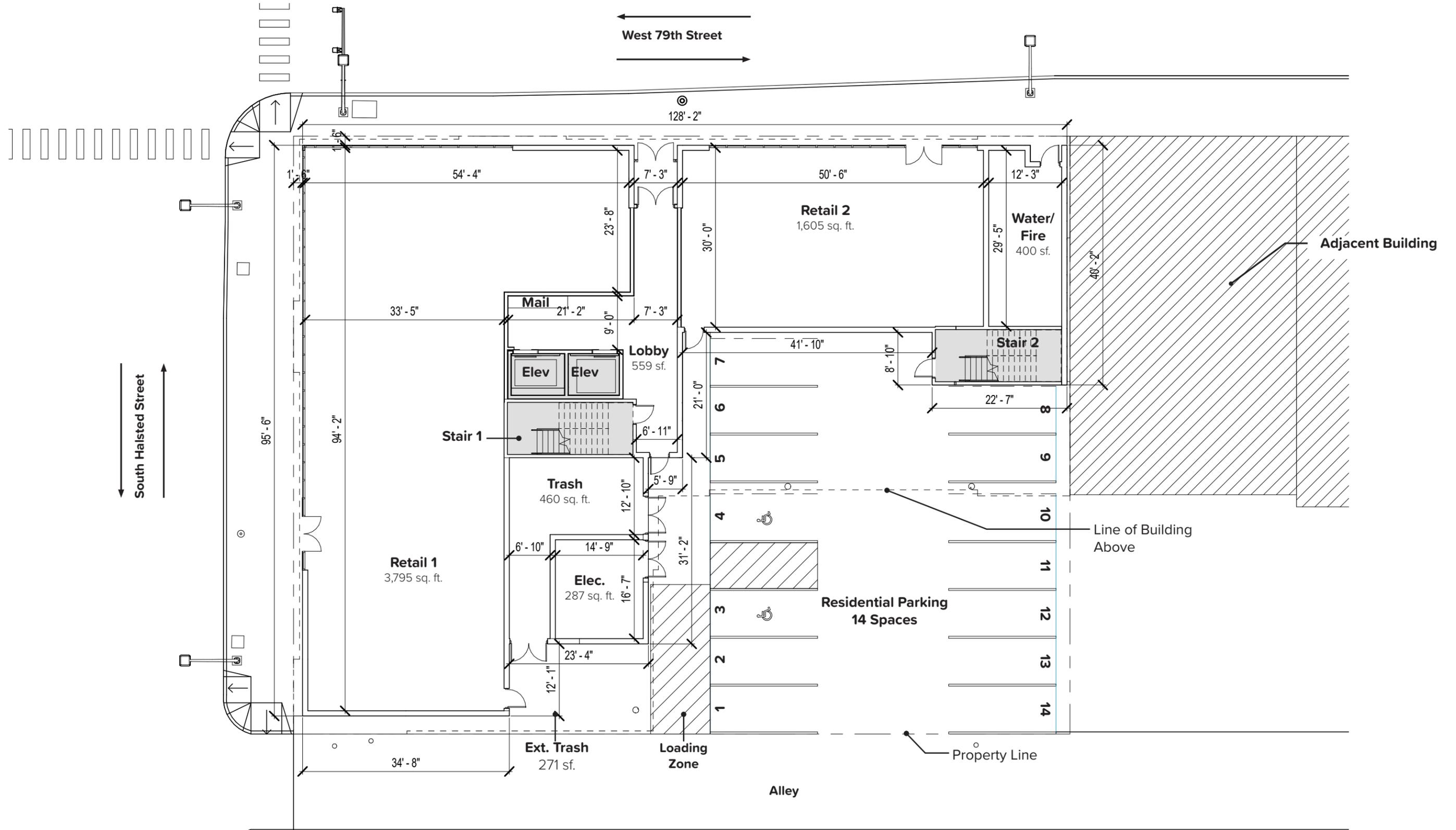
Site Plan



27
 1 SITE PLAN
 1" = 20'-0"

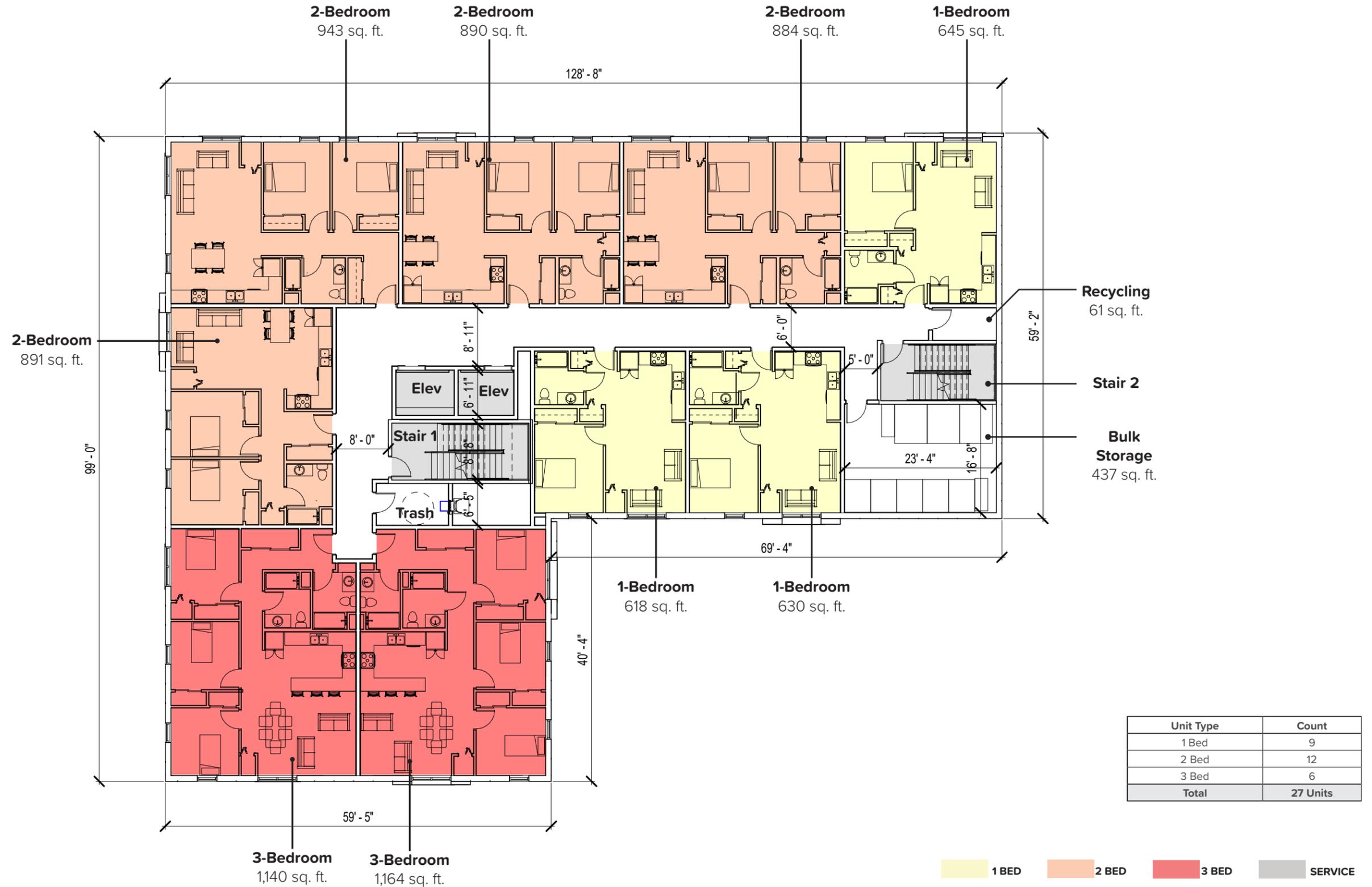
Site 2

Landscape and Ground Floor Plan

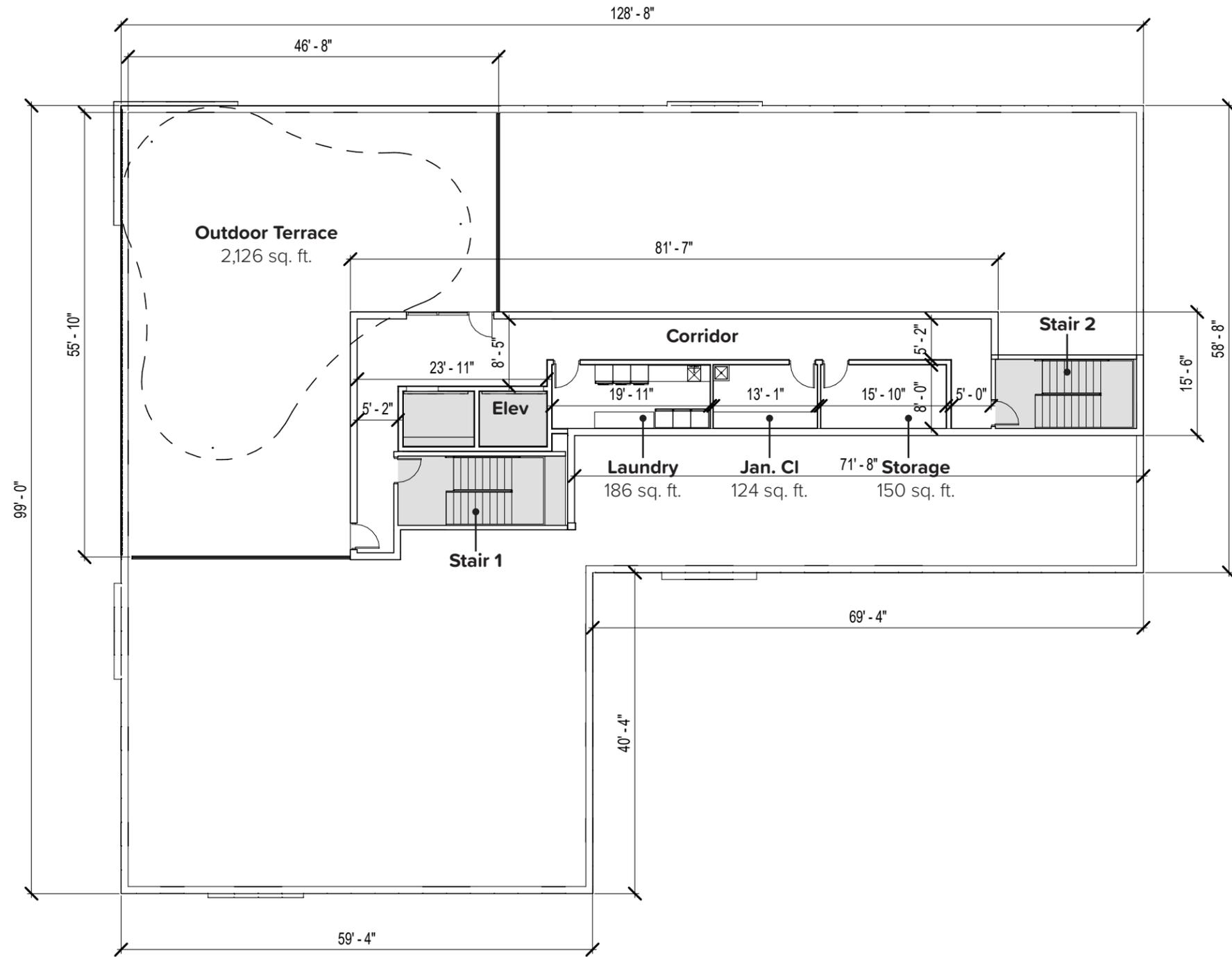


Site 2

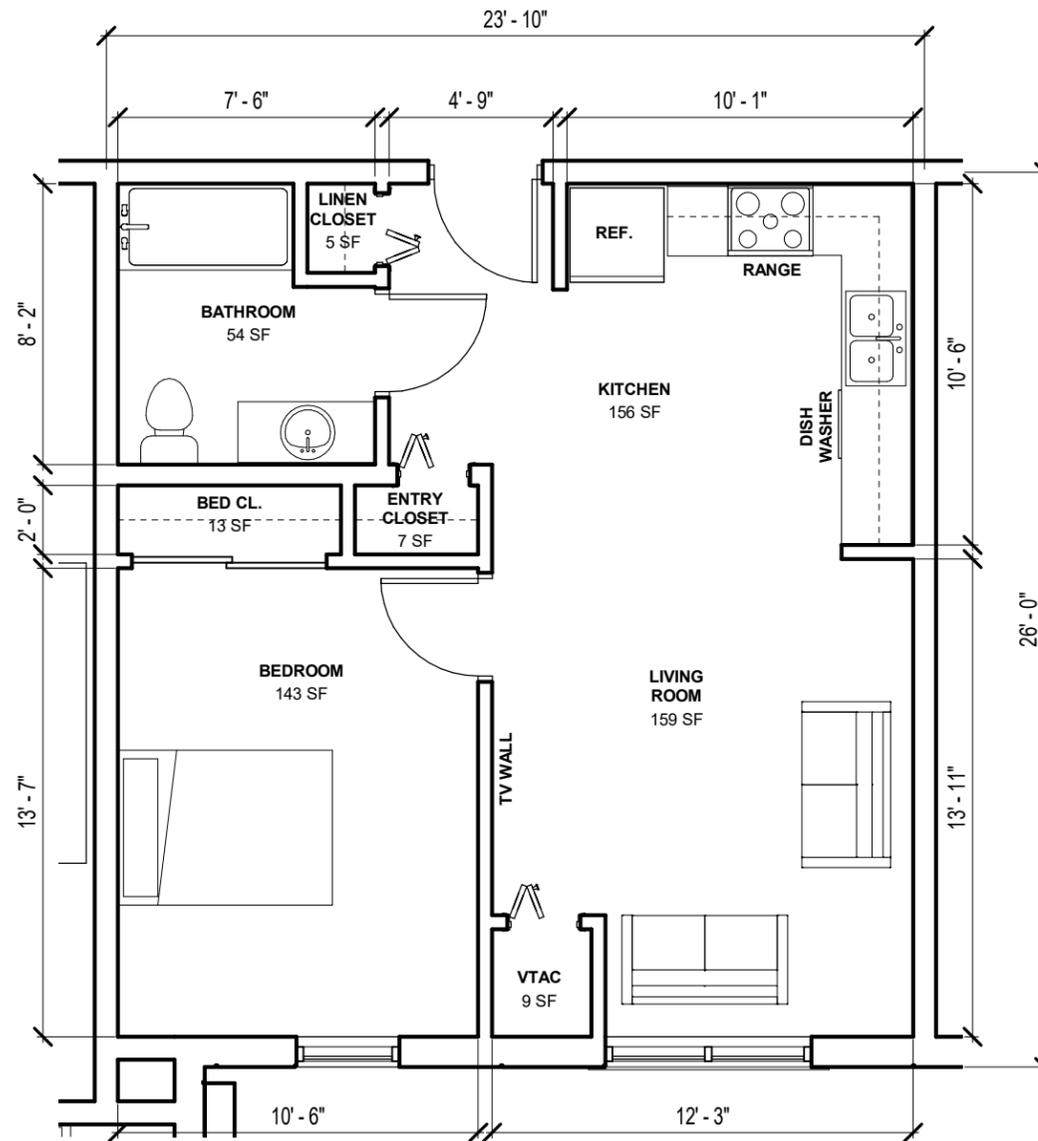
Typical floor plan



1 TYPICAL FLOOR PLAN
1/16" = 1'-0"



1 ROOF PLAN
1/16" = 1'-0"



1 - Bedroom Unit
 Type A
 618 - 645 sq. ft.

Kitchen Calculations:

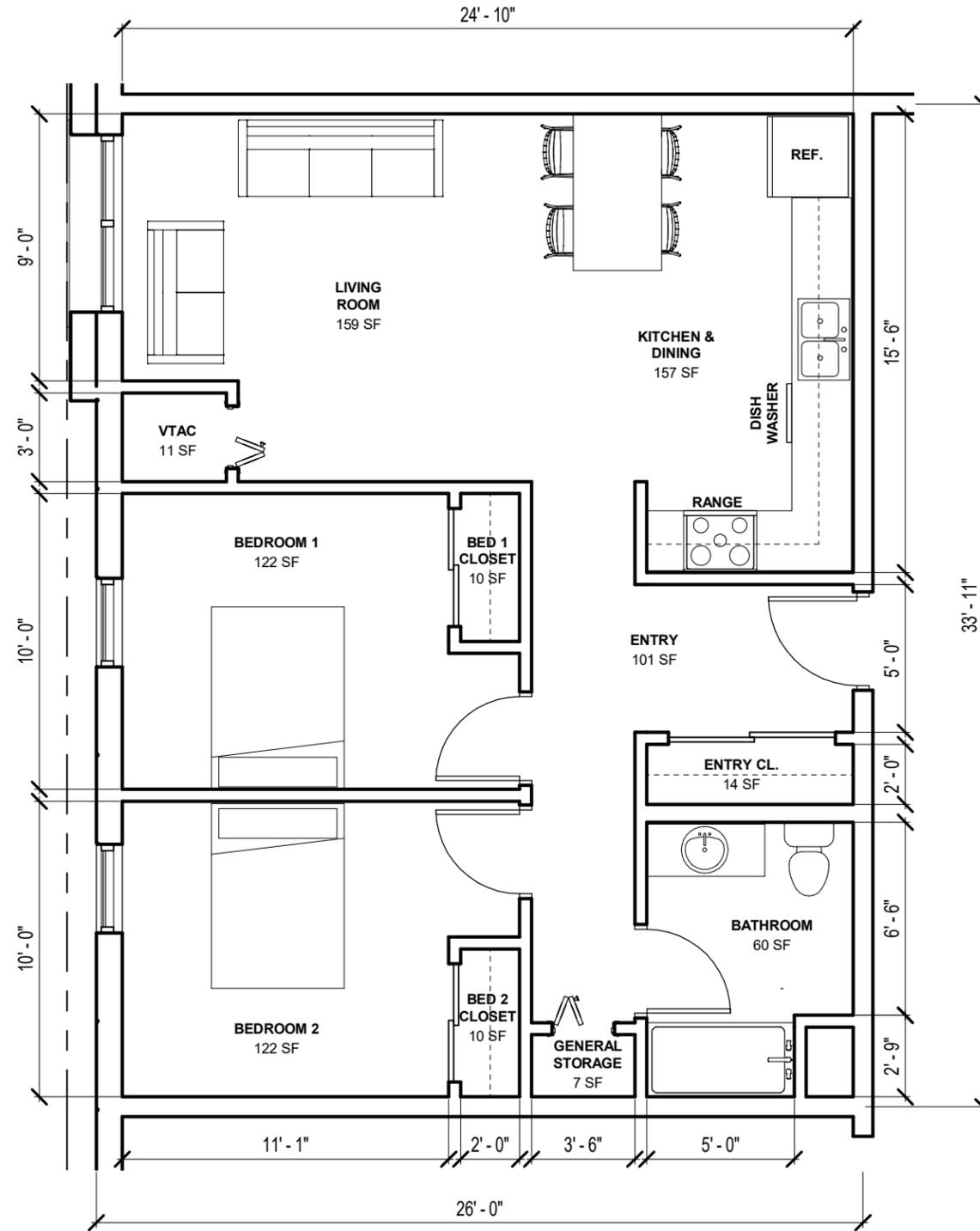
Upper Cabinet Linear ft: 15'-8"
 Base Cabinet Linear ft: 9'-0"
 Counter Linear ft: 8'-2"

Flooring: LVT Flooring
 (6mm min.)

Bathroom Calculations:

Base Cabinet Linear ft: 4'-0"

Flooring: LVT Flooring
 (6mm min.)



2 - Bedroom Unit

Type A

884 - 943 sq. ft.

Kitchen Calculations:

Upper Cabinet Linear ft: 17 - 6"
 Base Cabinet Linear ft: 10'- 11"
 Counter Linear ft: 10'-3"

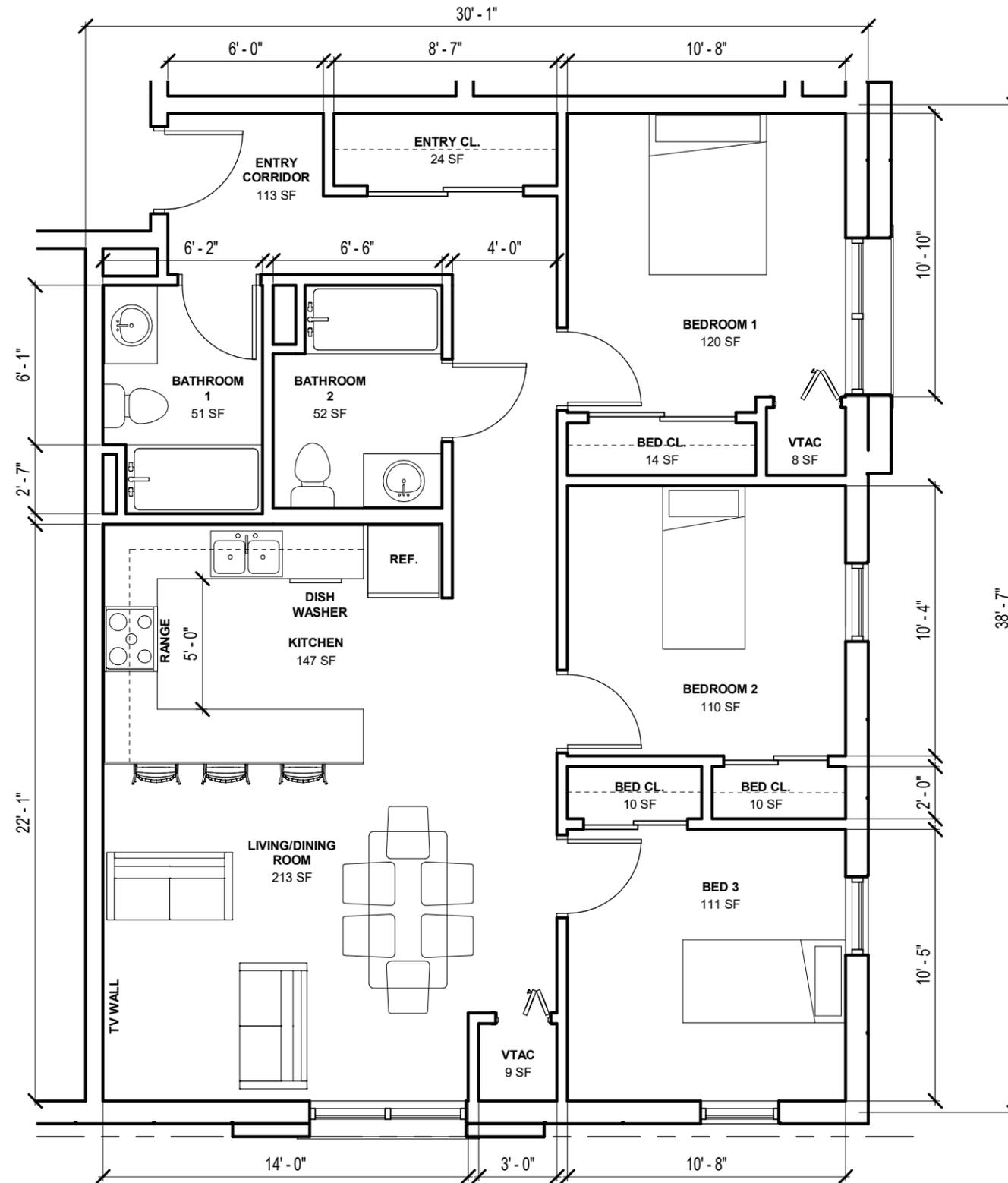
Flooring: LVT Flooring
 (6mm min.)

Bathroom Calculations:

Base Cabinet Linear ft: 4'-0"

Flooring: LVT Flooring
 (6mm min.)





3 - Bedroom Unit
Type A
1,140 - 1,164 sq. ft.

Kitchen Calculations:

Upper Cabinet Linear ft: 17'-0"
Base Cabinet Linear ft: 16'-3"
Counter Linear ft: 15'-5"

Flooring: LVT Flooring
(6mm min.)

Bathroom Calculations:

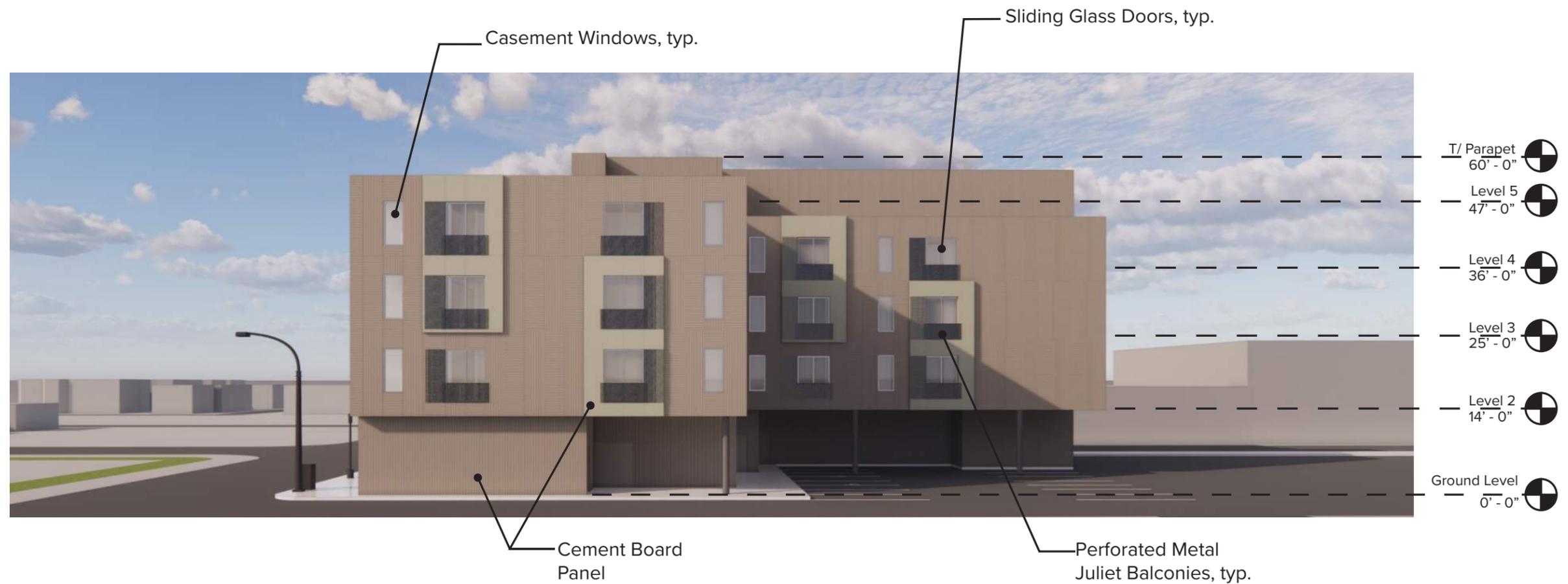
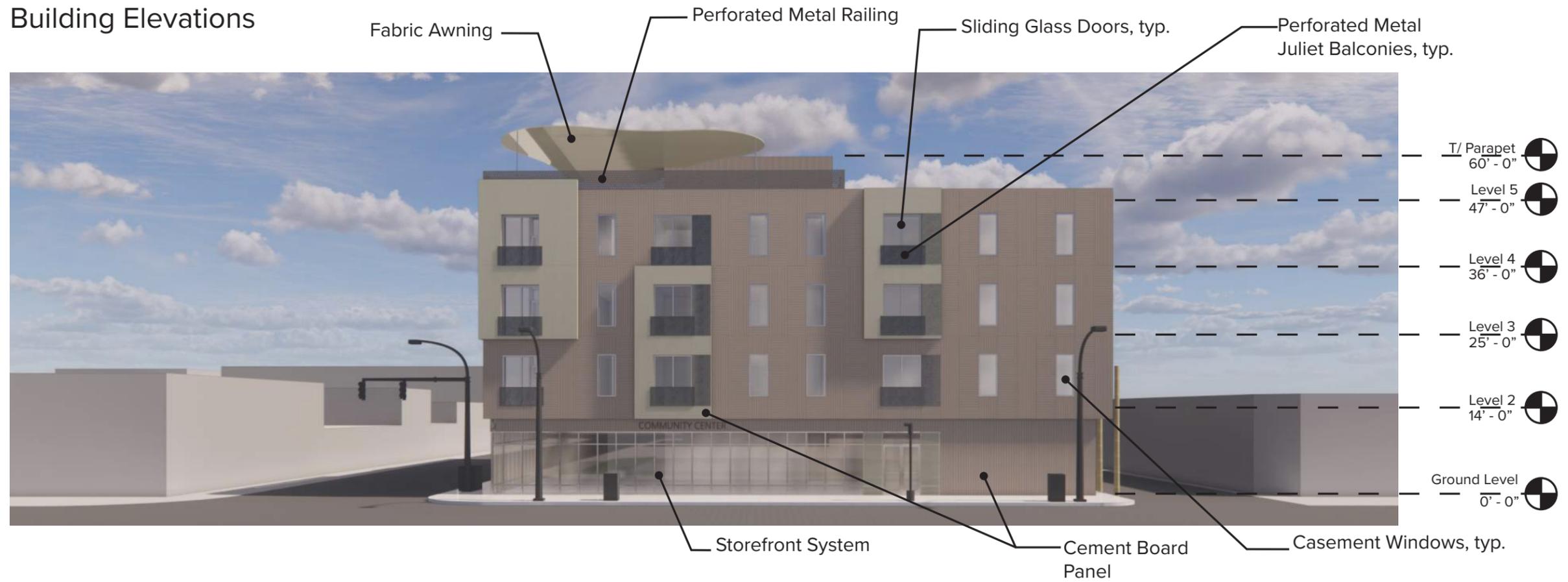
Bathroom 1:
Base Cabinet Linear ft: 3'-0"
(Serves as Linen Storage)

Bathroom 2:
Base Cabinet Linear ft: 3'-0"

Flooring: LVT Flooring
(6mm min.)

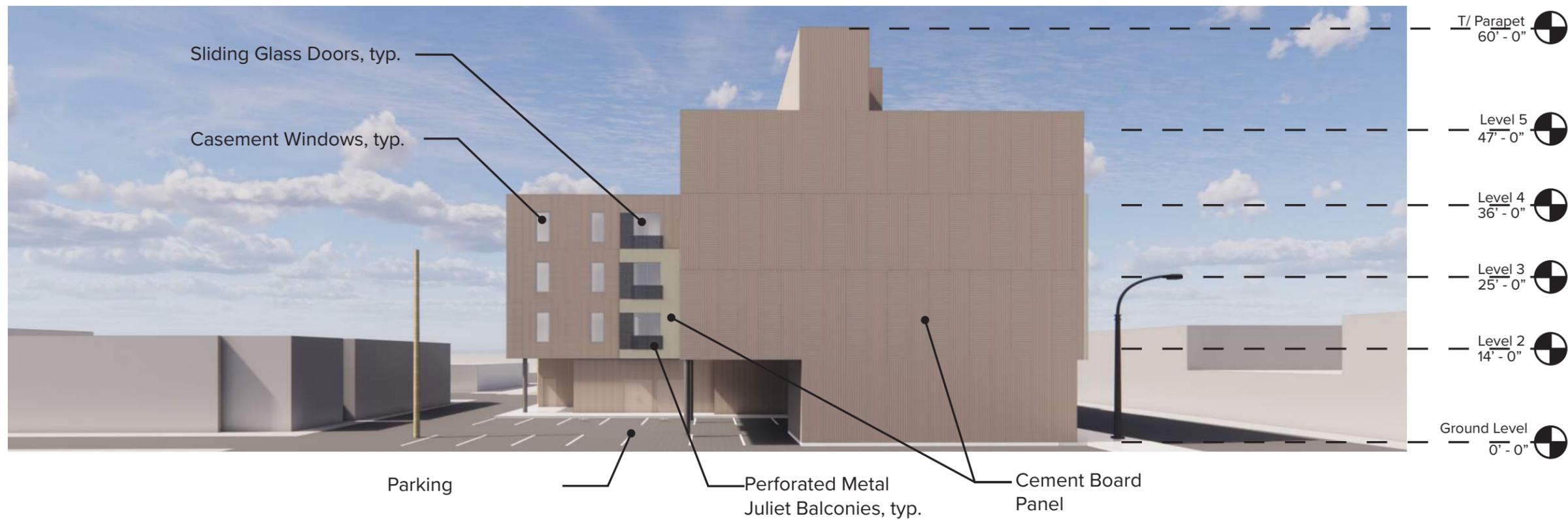
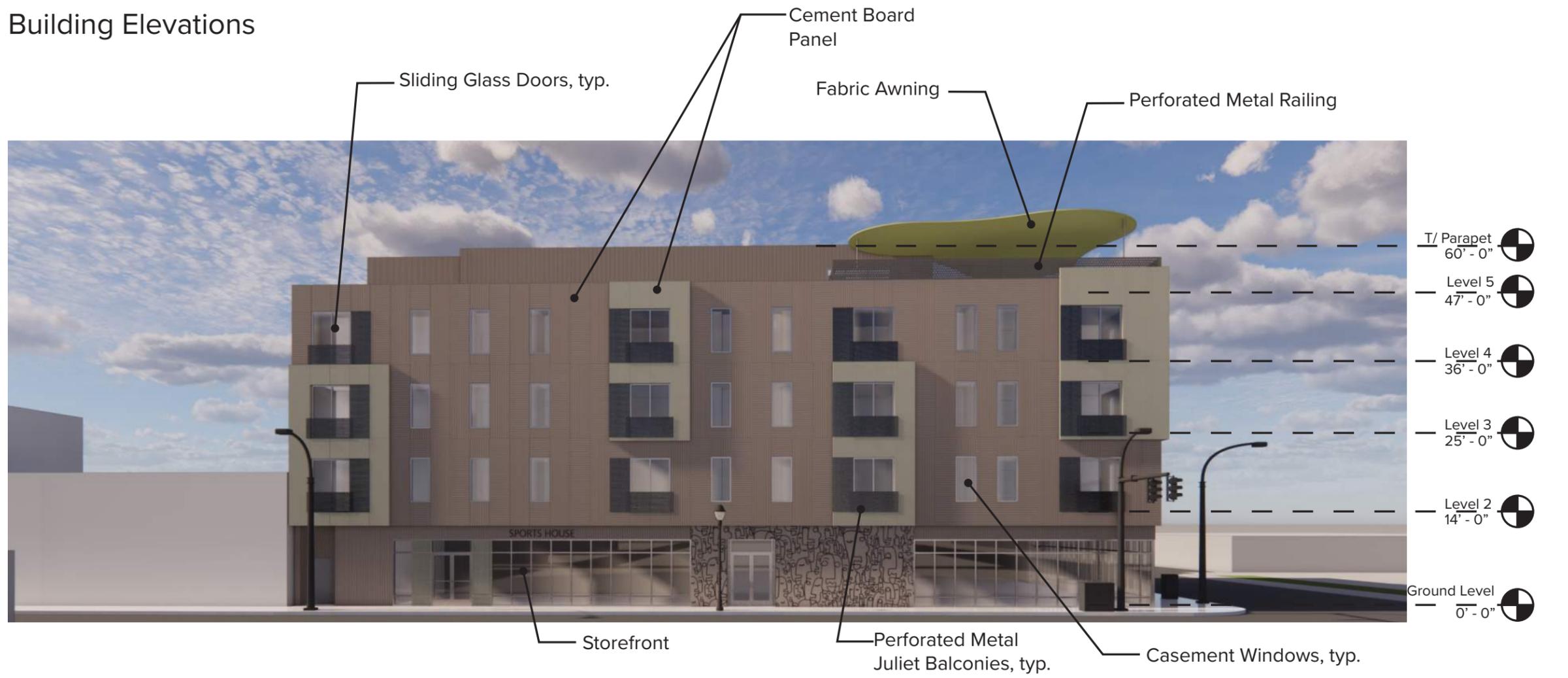
Site 2

Building Elevations



Site 2

Building Elevations



6.0 Multi-Family New Construction							
	SRO	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	
6.1 RESIDENTIAL BUILDINGS AND UNIT REQUIREMENTS							
Required SF	350	420	600	875	1100	1250	
Total Units	N/A	N/A	9	12	6	N/A	
Number of Plan Types	N/A	N/A	2	3	2	N/A	
Smallest Unit Size	N/A	N/A	618	884	1140	N/A	
Largest Unit Size	N/A	N/A	645	943	1164	N/A	
Justify any requirements not met	All requirements are met. Refer to floor plans for unit locations and squarefootages.						
6.2 LIVING ROOM (Min. largest wall dimension 11'-6")							
Actual Provided	-	-	12'-3"	12'-6"	12'-10"		
Justify any requirements not met	All requirements are met. Refer to unit plans for dimensions.						
6.3 ENTRY CLOSET							
Required LF	N/A	N/A	3 LF	3 LF	4 LF	4 LF	
Actual Provided LF	N/A	N/A	3'-7"	7'-0"	9'-1"	N/A	
Justify any requirements not met	All requirements are met. Refer to enlarged plans for dimensions.						
6.4 GENERAL STORAGE							
Required SF	5 SF	6 SF	10 SF	25 SF	30 SF	33 SF	
Actual Provided SF	N/A	N/A	10 SF	25 SF	30 SF	N/A	
Justify any requirements not met	All requirements are met. Refer to unit plans for squarefootages.						
6.5 KITCHEN/ DINING AREA							
Eat in Kitchen	N/A	N/A	Yes	Yes	No	N/A	
Separate Dining Room from Kitchen	N/A	N/A	No	No	Yes	N/A	
Island or Peninsula in Kitchen	N/A	N/A	No	Yes	Yes	N/A	
Upper Cabinet Linear Feet							
Required LF	2 LF	3 LF	4 LF	5 LF	6 LF	6 LF	
Actual Provided LF	-	-	15' - 8" LF	17' - 6" LF	17' - 0" LF	-	
Base Cabinet Linear Feet							
Required LF	3 LF	4 LF	5 LF	6 LF	7 LF	7 LF	
Actual Provided LF	-	-	9' - 0" LF	10' - 11" LF	16' - 3" LF	-	
Countertop Linear Feet							
Required LF	3 LF	4 LF	6 LF	7 LF	7 LF	8 LF	
Actual Provided LF	-	-	8' - 2" LF	10' - 3" LF	15' - 5" LF	-	
Justify any requirements not met	All requirements met. Refer to unit plans and interior elevations for dimensions, casework types, and appliance types.						

6.6 BATHROOMS						
Minimum Required	1	1	1	1 to 1.5	1.75 to 2	2
Actual Provided	1	1	2	1	2	
Justify any requirements not met	All requirements met. Refer to unit plans and interior elevations for plumbing fixture type, dimensions, casework types, and bathroom accessory locations.					
6.7 BEDROOMS						
Primary Bedroom						
Least Dimension LF	N/A	N/A	10' - 5"	10'	10'	-
No. of units w/ least dimension	N/A	N/A	9	9	3	-
Least Square footage	N/A	N/A	143 SF	122 SF	120	-
No. of units w/ least square footage	N/A	N/A	9	12	6	-
Second Bedroom						
Least Dimension LF	N/A	N/A	-	10'	10' - 4"	-
No. of units w/ least dimension	N/A	N/A	-	9	3	-
Least Square footage	N/A	N/A	-	122	110	-
No. of units w/ least square footage	N/A	N/A	-	12	6	-
Third Bedroom						
Least Dimension LF	N/A	N/A	-	-	10'	-
No. of units w/ least dimension	N/A	N/A	-	-	6	-
Least Square footage	N/A	N/A	-	-	110	-
No. of units w/ least square footage	N/A	N/A	-	-	6	-
Fourth Bedroom						
Least Dimension LF	N/A	N/A	-	-	-	-
No. of units w/ least dimension	N/A	N/A	-	-	-	-
Least Square footage	N/A	N/A	-	-	-	-
No. of units w/ least square footage	N/A	N/A	-	-	-	-
Justify any requirements not met	All requirements met. Refer to unit plans for dimensions and squarefootages.					
6.10 REFUSE AND RECYCLING						
Interior or Exterior Location	Interior					
If Interior, is a chute provided?	Yes	For Trash an accessible chute is provided, for recycling an accessible room is provided.				
6.11 LAUNDRY FACILITIES						
<i>in unit laundry</i>						
	No					
	Number of Washers	Number of Dryers				
<i>on site</i>	3	3				
Justify any requirements not met	Total of 3 washers and 3 dryers provided (all washing equipment is located on 5th floor). All washing equipment to be front load.					
6.12 ELEVATORS						
Number of Passenger Elevators	1					
Number of Freight elevators	1					
Justify any requirements not met	All requirements met. Refer to floor plans for elevator locations.					
9.0 ACCESSIBILITY						
	Required	Actual				
No of Type A Units	25	25				
No of Type B Units	0	0				
No of Sec. 504/Type A Accessible Units	2	2				
Per 1101.2.2 of the Chicago Building Code: The Commissioner of the Mayor's Office for People with Disabilities and the Commissioner of Housing may jointly promulgate rules for housing that is owned or financed by a governmental unit. Such rules may require a greater degree of access and usability for individuals with disabilities than is provided for in [Chapter 11 Accessibility].						